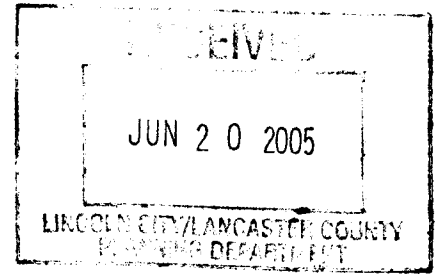


128 N. 13th Street, #909
Lincoln, NE 68508
Phone (402) 474-1590



June 16, 2005

Mr. George Crandall
CRANDALL ARABULA, P.C.
520 S.W. Yamhill, Roof Suite 4
Portland OR 97204

RE: Final community workshop comments, Downtown Lincoln Master Plan Study

Dear Mr. Crandall:

I have followed the Downtown Master Plan development process with great interest. I enjoyed attending the community workshops and found them very helpful to understanding the goals for improving downtown over the next 25 to 50 years. At the conclusion of the June workshop, I did not have adequate space to write my comments on the form provided, so I took the liberty of writing my thoughts here.

I am a third generation lifelong resident of Lincoln, Nebraska. I have lived and/or worked in downtown for the past twenty years. I care a great deal about what happens to downtown Lincoln in the future.

First, I commend you and all of Crandall Arambula for your comprehensive study and analysis of downtown Lincoln. I am very impressed with your approach to the project. In speaking with downtown Lincoln residents and co-workers, I gather there is a high level of enthusiasm about the ideas you have proposed.

The Civic Square proposal for 13th and P Streets is a marvelous idea. I am pleased to see that the final draft plan makes the civic square a priority project (Project A in the plan).

I am greatly concerned about the large multi-use building proposed for the southwest corner of 14th and Q. (Project B in the plan). The proposed structure is simply too large for that location. The drawings included in the master plan depict a building that is at least 10 stories tall. Nothing else on that block is anywhere near that scale. Whatever structure is built on the southwest corner of 14th and Q should be **no more than four or five stories high**. Any building larger than four or five stories will isolate and dwarf the Civic Square planned for the southwest corner of the same block. No one will want to spend much time in a civic square which is surrounded and overshadowed by high rise

structures on all sides. Instead of a civic square that serves as a “living room” for downtown, our civic square we will be an enclosed “basement.” The building to be constructed in the current location of the Starship Theatre should be designed to compliment the Civic Square. It should welcome visitors to the site, not hide the place from the University to the north or the Antelope Valley community to the east.

I believe the location of the current Starship Theatre would make an ideal location for the State History Museum which will have to be moved according to the Master Plan proposed. The 14th and Q location is perfect for the State History Museum because it is near the State Historical Society (14th and R Streets), University of Nebraska Museum (14th and U Streets), the Children’s Museum (14th and P Streets) and Sheldon Art Gallery (12th and R Streets). If the State History Museum were moved to 14th and Q, the City would create a “museum district” which would provide us an opportunity to market downtown Lincoln as a destination for tourists and local residents. I think a museum would compliment the retail and restaurant district because visitors would stay in the area to shop and dine before or after visiting the museums. Locating the museum adjacent to the Civic Square would be a wonderful way to introduce Nebraska history and our heritage to those who use the Square. The Museum could develop imaginative ways to make Lincoln and Lancaster County cultural heritage a prominent feature near the Civic Square or around the museum. It would be an ideal way to welcome visitors to Lincoln’s downtown “living room.”

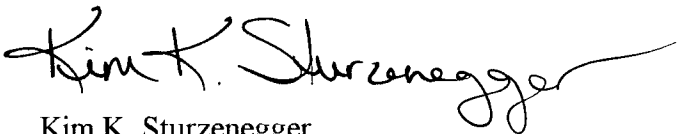
If the museum is not a suitable candidate for the 14th and Q Street location, a good second alternative would be relocating our downtown city library on the southwest corner of 14th and Q Streets. A library would also create a welcoming atmosphere next to the Civic Square. A library next to the UNL city campus is a natural fit.

I was pleased to see that the Master Plan encourages building designs that are architecturally pleasing and pedestrian friendly. Hopefully, our local planning commission and city council will closely follow your design guidelines when considering specific projects.

The Centennial Mall leading south from downtown toward our State Capital building is in terrible condition. I hope we make Centennial Mall renovation one of the priority projects. I know that coming up with the funds has been a problem, but if we are unwilling to pay for essential repairs to our existing public spaces, I doubt our community can come up with the funds to construct and maintain all the other facets of the Master Plan.

In conclusion, thank you for everything you and your team have done to help guide us through our downtown development plan. You are a very professional and knowledgeable group.

Sincerely,

A handwritten signature in black ink that reads "Kim K. Sturzenegger". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Kim K. Sturzenegger

cc: Downtown Master Plan Action Team
Attn: Mr. Kent Morgan
Lincoln Lancaster County Planning Department
555 South 10th Street
Lincoln NE 68508